



CONDOMINIUM ASSOCIATION INC

50 Year Recertification General Notice

August 30, 2023

Dear Unit Owner,

The Board of Directors and its Property Manager wanted to provide you with a brief update on the status of the Association's fifty (50) year recertification. In light of the unspeakable tragedy in Surfside, the safety of our residents is paramount.

The Association should have timely completed the forty (40) year building recertification, which resulted in the entry of a settlement agreement with Miami-Dade County. The Association cannot begin the recertification process until it receives notice from the County, and the County was significantly behind when it notified the Association in late 2018. The COVID-19 pandemic made it impossible for the Association to timely resolve the items set forth in the settlement agreement, so the Association is now focusing on timely completing the fifty (50) year building recertification.

Miami-Dade's building recertification program requires buildings to undergo structural, electrical, guardrail, and illumination inspections. After the inspections are complete and submitted to the County, the Association will need to undertake any required repairs.

Copies of the final inspection reports will be part of the Association's official records and made available to prospective purchasers as required by §718.503(2), *Florida Statutes* (2022). The selection of vendors and further discussion on this project will occur at future Board meetings. A special assessment will be necessary to pay for the costs associated with the fifty (50) year building recertification, resolution of the settlement agreement with Miami-Dade County as to the forty (40) year building recertification, and any necessary repairs identified during the building recertification process.

The Association will utilize licensed, insured, and bonded contractors to perform all work on the property. All contractors will be vetted by the Association's Engineer and law firm to ensure that the Association is adequately protected while undertaking the fifty (50) year building recertification.

Included in the Application Package

Please be advised that the Association was unable to timely complete the forty (40) year building certification with Miami-Dade County. This resulted in a suit between the Association and Miami-Dade County, Case No. 12-15040-CA-06, which ultimately was resolved by a settlement agreement among the parties.

The COVID-19 pandemic made it impossible for the Association to timely resolve the items outlined in the settlement agreement, so the Association is now focusing on completing the fifty (50) year building recertification.

There are presently Code Enforcement Cases for each building within the Condominium Association that have not been resolved. The Association anticipates that these outstanding Code Enforcement Cases will be resolved upon the filing of the fifty (50) year building recertification.

Copies of the Code Enforcement Cases are available upon request from the Association.

The Association understands that the existence of the Code Enforcement Cases and the settlement agreement in the underlying suit may pose a challenge to those prospective purchasers that intend to finance their acquisition of a condominium unit utilizing a conventional mortgage loan.

It is recommended that you discuss this with your mortgage lender prior to expending non-refundable expenses associated with your purchase, including, but not limited to the home inspection, appraisal, and application fees.

In conclusion, the Board of Directors and the property Manager would like to express their sincere appreciation for your continued support and understanding. The Village at Dadeland is in the process of clearing and solving the current list of violations. Once solved, the prevalent attitude of the past to doing work without permits must cease. The collapse of Surfside has created the ever-present concern for both building and occupant safety. All work that requires a permit and association approval must be followed to ensure that the value for both owners and investors remains as the market dictates, viable while maintaining its ever-increasing value.

On behalf of the Board of Directors.

Maycol Vindell

Maycol Vindell
Property Manager
Village at Dadeland Condominium Association Inc
7440 SW 82nd Street Miami, FL 33143
Direct 305-667-2991
Email Maycol.Vindell@fsresidential.com